170.0	0006	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,900 /	851,900
					USE VALUE:	851,900 /	851,900
					ASSESSED:	851,900 /	851,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOK GRANT &
Owner 2:	CALLAHAN TRACY
Owner 3:	
Street 1:	16 WOLLASTON AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MORGAN CURTIS S-KATHLEEN M -
Owner 2:	-
Street 1:	16 WOLLASTON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,057 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 2946 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6057.000	430,700		421,200	851,900
Total Card	0.139	430,700		421,200	851,900
Total Parcel	0.139	430,700		421,200	851,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.17 | /Parcel: 289.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 112899
GIS Ref:
GIS Ref:
Insp Date: 08/04/18

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	430,700	0	6,057.	421,200	851,900	851,900	Year End Roll	12/18/2019
2019	101	FV	324,400	0	6,057.	421,200	745,600	745,600	Year End Roll	1/3/2019
2018	101	FV	323,500	0	6,057.	373,100	696,600	696,600	Year End Roll	12/20/2017
2017	101	FV	323,500	0	6,057.	312,900	636,400	636,400	Year End Roll	1/3/2017
2016	101	FV	323,500	0	6,057.	312,900	636,400	636,400	Year End	1/4/2016
2015	101	FV	315,400	0	6,057.	270,800	586,200	586,200	Year End Roll	12/11/2014
2014	101	FV	315,400	0	6,057.	261,700	577,100	577,100	Year End Roll	12/16/2013
2013	101	FV	313,200	0	6,057.	249,100	562,300	562,300		12/13/2012

!13162!

PRINT

Date	Time
12/11/20	03:09:33

LAST REV

Date	Time
09/06/18	17:02:08

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13162

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORGAN CURTIS S	59304-30		6/15/2012		620,000	No	No		
	17769-462		1/1/1987		133,000	No	No		A

USER DEFINED

Prior Id # 1:	112899
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2016	783	Redo Bat	60,000					remod 3 baths
5/1/2013	626	Redo Kit	74,000	C				
9/22/2004	904	Manual						removal of ingrou
1/24/2002	37	Porch	10,000	C				EXTEND/WINTERIZE P

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	MEAS&NOTICE	HS	Hanne S
4/29/2014	Measured	PC	PHIL C
6/5/2013	Info Fm Prmt	EMK	Ellen K
9/15/2012	MLS	EMK	Ellen K
12/5/2008	Info At Door	336	PATRIOT
4/19/2005	Permit Visit	BR	B Rossignol
5/20/2002	Permit Visit	PM	Peter M
12/21/1999	Mailer Sent		
12/10/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6057		Sq. Ft.	Site		0	70.	0.99	8									421,196						421,200	

Total AC/HA: 0.13905 | Total SF/SM: 6057 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,196 | Spl Credit | Total: 421,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16980195
Const Adj.:	1.00500000
Adj $ / SQ:	146.956
Other Features:	91783
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	529155
Depreciation:	98423
Depreciated Total:	430732

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

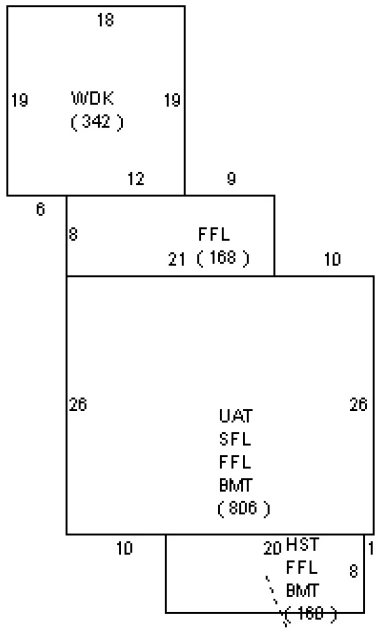
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	161.65
Special Features:	0	Val/Su Net:	122.01
Final Total:	430700	Val/Su SzAd	213.22

SKETCH



SUB AREA

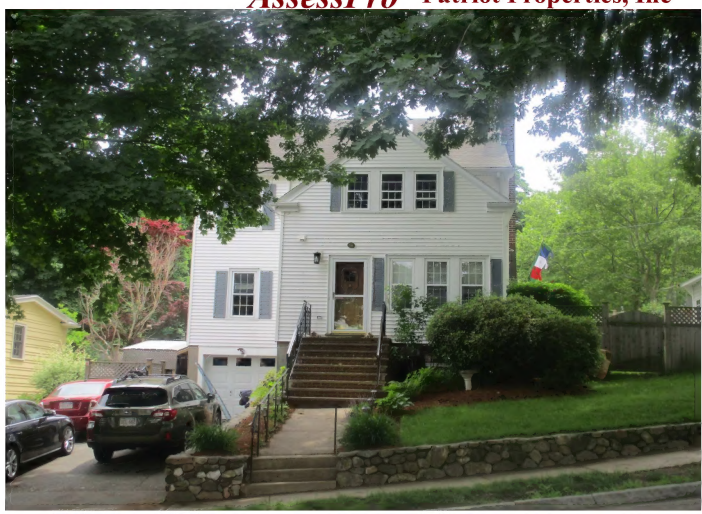
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,134	146.960	166,649
BMT	Basement	966	71.040	68,620
SFL	Second Floor	806	146.960	118,447
WDK	Deck	342	8.970	3,067
UAT	Upper Attic	202	102.870	20,728
HST	Half Story	80	146.960	11,757
	Net Sketched Area:	3,530	Total:	389,268
Size Ad	2020	Gross Are	4214	FinArea 2946

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 170.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x10	A	AV	2018	0.00	T	1	101						

More: N | Total Yard Items: | Total Special Featues: | Total: